



SIZE

112,580 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
24,099	184,578	481,639
Households		
8,790	70,432	189,808
Median HH Income (\$)		
60,049	58,668	61,229

MAJOR TENANT(S)

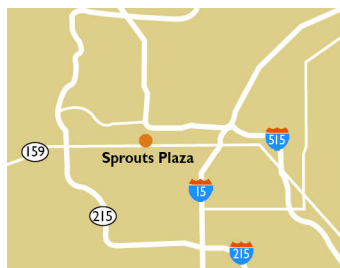
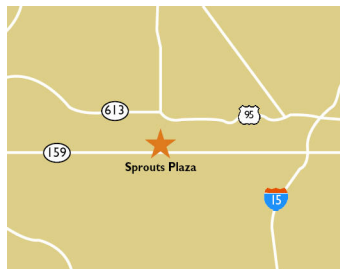
Sprouts Farmers Market
Uptown Jungle
Pet Supplies Plus
Home Depot

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

731-853 S. Rainbow Blvd. | Las Vegas, NV 89145

PROPERTY HIGHLIGHTS

- Anchored by Sprouts Farmers Market and shadow-anchored by Home Depot
- Other national tenants include EOS, Goodwill, Pet Supplies Plus, Chase, Uptown Jungle and Little Caesar's.
- Population exceeds 184,500 in a three-mile radius with an average household income over \$80,200
- Located at the high-traffic intersection of Rainbow Boulevard (50,004 VPD) and Alta Avenue (10,051 VPD)
- Over 3.6 million shoppers visited Sprouts Plaza in 2023



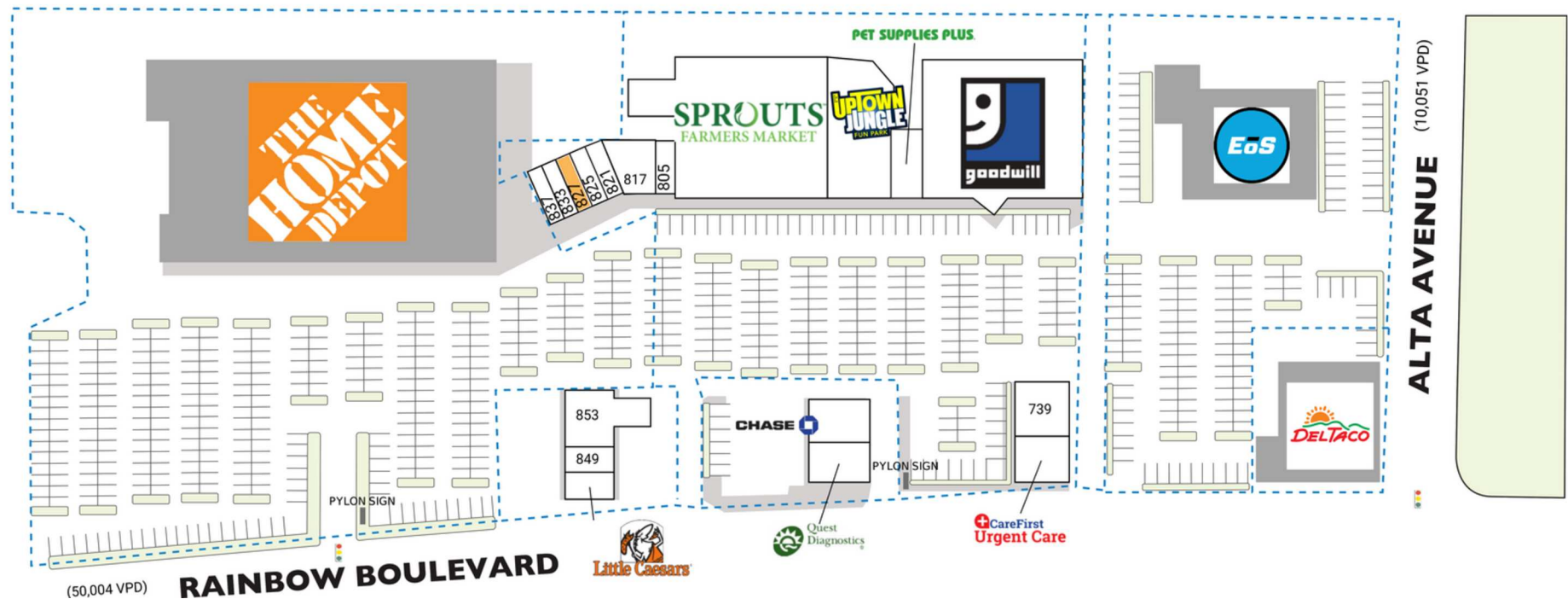
SPROUTS PLAZA

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SPACE	TENANT	SQ. FT.				
SHAD1	Home Depot		771-3 Sprouts Farmers Market	30,254 SF	825 Smoke Shop & Candles	1,330 SF
SHAD2	Del Taco		771-5 Uptown Jungle	14,057 SF	827 AVAILABLE	1,328 SF
SHAD3	EOS Fitness		771-6 Pet Supplies Plus	5,035 SF	833 La Michoacana All Natural Fruit	1,330 SF
731-A	CareFirst Urgent Care	2,500 SF	805 The Eye Doc by Optica Veinte Veinte	2,450 SF	837 KEY Water	1,402 SF
739	PT's Pub	4,000 SF	817 American Lock & Key	3,605 SF	845 Little Caesars	1,200 SF
741	Goodwill	31,558 SF	821 Dragon Nails	1,731 SF	849 Easy Money Payday	800 SF
761	Chase	3,300 SF			853 One Nevada Credit Unit	4,000 SF
761-I	Quest Diagnostics	2,700 SF			TOTAL SQ. FT.	112,580

SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

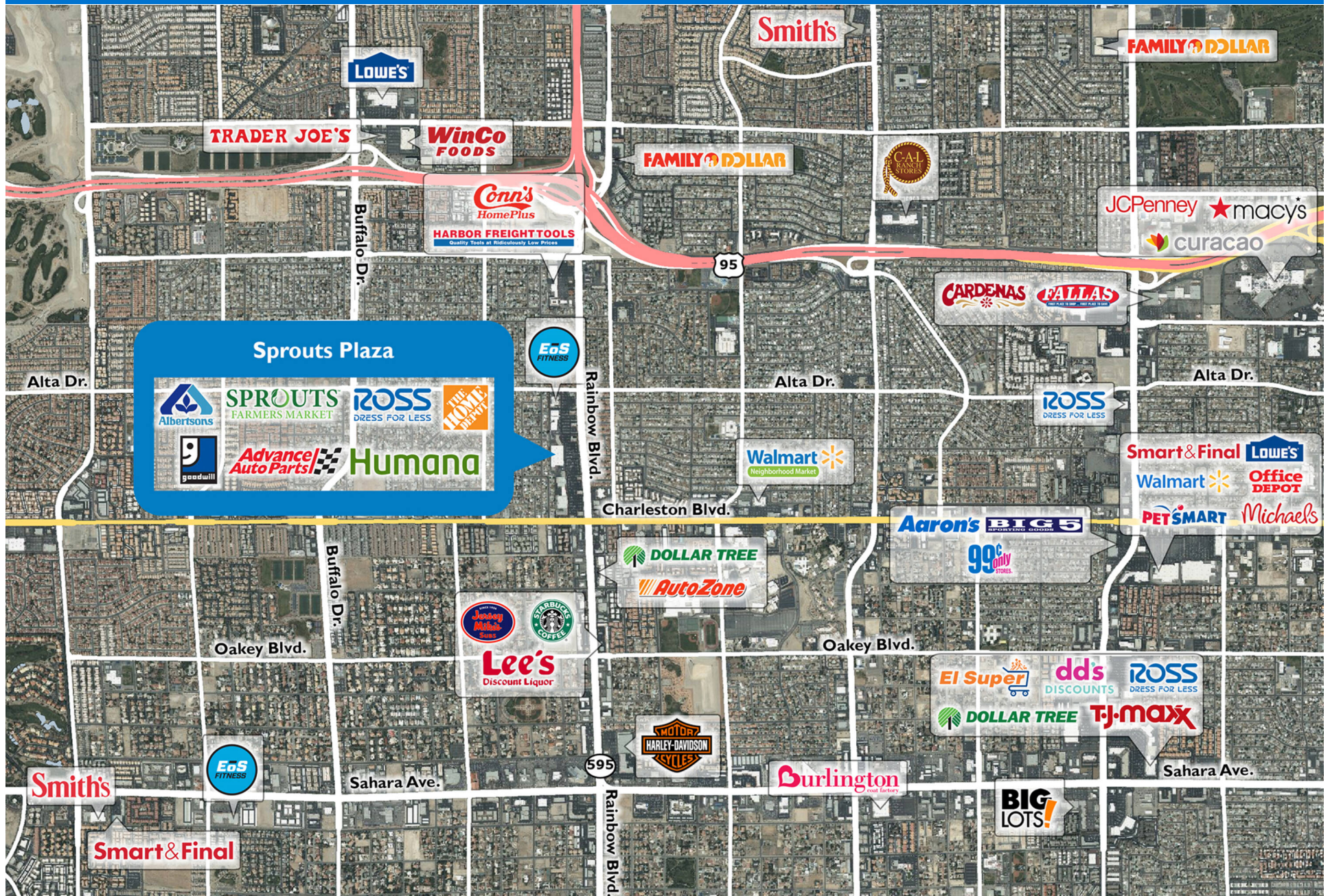
SPROUTS PLAZA

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 36.164524

Longitude: -115.245196

Sprouts Plaza Las Vegas, NV		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	24,099	184,578	481,639
	2028 Projected Population	23,276	180,524	470,162
	2010 Census Population	23,171	177,266	464,181
	2000 Census Population	23,233	173,121	437,206
	1990 Census Population	20,160	100,967	231,360
	Historical Annual Growth 1990 to 2000	1.43%	5.54%	6.57%
	Historical Annual Growth 2000 to 2010	-0.03%	0.24%	0.60%
	Estimated Annual Growth 2010 to 2023	0.29%	0.29%	0.27%
	Projected Annual Growth 2023 to 2028	-0.69%	-0.44%	-0.48%
	Median Age	38.3	39.2	40.6
Households	Q4 2023 Estimated Households	8,790	70,432	189,808
	2028 Projected Households	8,479	68,811	185,219
	2010 Census Households	8,317	66,231	179,793
	2000 Census Households	8,548	66,294	170,332
	1990 Census Households	7,386	38,509	91,011
	Historical Annual Growth 1990 to 2000	1.47%	5.58%	6.47%
	Historical Annual Growth 2000 to 2010	-0.27%	-0.01%	0.54%
	Estimated Annual Growth 2010 to 2023	0.40%	0.45%	0.40%
	Projected Annual Growth 2023 to 2028	-0.72%	-0.46%	-0.49%
	Population per Household	2.72	2.61	2.53
Population by Race	White	34.1%	35.3%	37.7%
	Black or African American	10.7%	11.5%	12.5%
	Asian & Pacific Islander	5.2%	8.9%	10.4%
	Other Races	6.3%	6.0%	6.4%
	Hispanic Population	43.7%	38.2%	33.0%
Income	Average Household Income	\$73,942	\$80,220	\$87,817
	Median Household Income	\$60,049	\$58,668	\$61,229
	Per Capita Income	\$27,141	\$30,756	\$34,764
Education (Age 25+)	Elementary	8.2%	6.8%	6.3%
	Some High School	10.0%	9.3%	8.6%
	High School Graduate	32.0%	30.1%	29.0%
	Some College	25.4%	24.0%	23.6%
	Associates Degree Only	8.9%	7.8%	7.6%
	Bachelors Degree Only	11.4%	14.9%	16.6%
	Graduate Degree	4.2%	7.0%	8.3%
Business	Number of Businesses	808	7,347	18,503
	Total Number of Employees	8,097	76,096	251,317
	Employees per Business	10.02	10.36	13.58
	Residential Population per Business	29.82	25.12	26.03

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.